145.0	0010	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	654,600 /	654,600
USE VALUE:	654,600 /	654,600
ASSESSED:	654,600 /	654,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROWLEY JOHN L/ETAL
Owner 2:	CROWLEY MICHELE S
Owner 3:	
Street 1:	73 ARLMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1718 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4936.000	200,100		454,500	654,600
Total Card	0.113	200,100		454,500	654,600
Total Parcel	0.113	200,100		454,500	654,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.14 | /Parcel: 381.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	95658
GIS Ref	
GIS Ref	
Insp Date	11/16/99

!11394!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0010-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	200,100	0	4,936.	454,500	654,600		Year end	12/23/2021
2021	101	FV	192,600	0	4,936.	454,500	647,100		Year End Roll	12/10/2020
2020	101	FV	192,600	0	4,936.	454,500	647,100	647,100	Year End Roll	12/18/2019
2019	101	FV	176,700	0	4,936.	426,100	602,800	602,800	Year End Roll	1/3/2019
2018	101	FV	176,700	0	4,936.	352,200	528,900	528,900	Year End Roll	12/20/2017
2017	101	FV	176,700	0	4,936.	323,800	500,500	500,500	Year End Roll	1/3/2017
2016	101	FV	176,700	0	4,936.	295,400	472,100	472,100	Year End	1/4/2016
2015	101	FV	175,800	0	4,936.	289,700	465,500	465,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:26:44

LAST REV

Date	Time
05/22/18	11:58:38
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11394

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOMESTIC BANK	26542-469		7/31/1996		161,500	No	No		Y

USER DEFINED

Prior Id # 1:	95658
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2018	470	Porch	3,000	C				
5/10/2012	594	Re-Roof	6,000					
7/9/2001	475	Wood Dec	5,000	C				ADD SIDE AND BACK

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2002	Permit Visit	PM	Peter M
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4936		Sq. Ft.	Site		0	80.	1.15	9									454,463						454,500	

Total AC/HA:	0.11331	Total SF/SM:	4936	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	454,463	Spl Credit		Total:	454,500

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286202
Depreciation:	86090
Depreciated Total:	200113

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

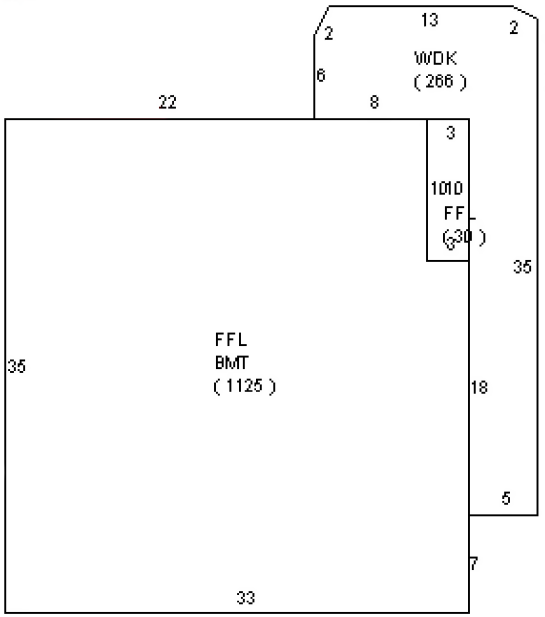
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.65
Special Features:	0	Val/Su Net:	78.59
Final Total:	200100	Val/Su SzAd	173.25

SKETCH



Sum Area By Label :
FFL = 1155
BMT = 1125
WDK = 266

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,155	133.650	154,366
BMT	Basement	1,125	53.130	59,767
WDK	Deck	266	9.660	2,570

Net Sketched Area:	2,546			Total:	216,703
Size Ad	1155	Gross Area	2546	FinArea	1718

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: